

**ARTICLE 16**  
**LAND USE PERMIT: GRADING AND DREDGING**  
**(GRADING OF UNIMPROVED LAND AND DREDGING AND FILLING OF LAND)**

**PROCEDURES:**

No person, firm or corporation shall develop, alter, or modify any tract of land, roadway, or any City owned utility within the City of Joplin or cause the same to be undertaken without first securing the approval of the construction plans as required by the Joplin Subdivision Regulations or other City ordinances, nor shall any person, firm, or corporation undertake such work or cause the same to be undertaken without first obtaining the required permits from necessary agencies, including the City of Joplin, County, State, or Federal Governments for the proposed construction. The Planning and Community Development Manager, or his/her duly authorized representative, shall be empowered to act within provisions of this Chapter upon all applications for permits and the same shall be approved or denied not later than the fifth (5th) business day succeeding the day of filing.

No land use permit or building permit to allow the construction of new floor area shall be issued unless the applicant can demonstrate compliance with the standards and requirements of these regulations. Provided, however, that land which has already been platted need not be replatted so long as all other requirements of the subdivision regulations are met, including but not limited to development standards and required improvements, are satisfied. A land use permit shall be obtained from the Planning and Community Development Manager prior to commencement of any of the following:

- I. Grading, excavation or any activity precedent to development of open, vacant or unimproved land for any use other than agricultural use.
2. Dredging, filling, grading or excavation of land within the Floodway Overlay or the Floodway Fringe Overlay districts.

Applications for land use or building permits shall be filed upon forms prescribed by the City. The applicant shall be the owner(s) of record or the legal representative designated by the owner(s).

In the event of refusal to issue a permit upon an application based upon noncompliance with the provisions of this ordinance, the applicant shall have the right to appeal to the Board of Adjustment. Any revocation of a permit may be appealed to the Board of Zoning Adjustment.

A permit may be revoked by the Planning and Community Development Manager at any time prior to the completion of the work for which the same was issued, when it shall appear to him/her that there is departure from the plans, specifications, or conditions as required under terms of the pennit, that the same was procured by false representation, or was issued by mistake, or that any provisions of this Chapter are being violated. Written notice of such revocation shall be served upon the owner, the owner's agent or contractor, or upon any person employed in the building or structure for which such pennit was issued, or shall be posted in a prominent location on the property. Where notice of revocation has been served or posted, no further construction or use of the property shall proceed.

In case any construction work or land is used in violation of this Chapter the proper local authorities of the municipality, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful construction or land use as may be required to restrain, correct, or abate such violation; to prevent the occupancy of any building, structure, or land; or to prevent any illegal act, conduct, business, or use in or about such premises. Failure to obtain and display the required permit prior to making such improvement shall constitute a violation of this Chapter. Each day of such non-compliance shall constitute a separate violation.

**CITY OF JOPLIN, MISSOURI**  
**LAND USE PERMIT APPLICATION**

For Office Use Only

Case No.: \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Please complete the form and return to:  
Planning and Community Development Manager  
City of Joplin  
602 S. Main Street  
Joplin, MO 64801  
417-624-0820  
FAX 417-625-4738

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

Legal description of property to which the application applies:

General street location of property to which application applies:

\_\_\_\_\_

Type of work proposed:

\_\_\_\_\_

Present use of property: \_\_\_\_\_

Has a scale drawing of the site been submitted which identifies the location of the proposed work, the approximate size, shape, square footage, cubic area, the principle materials of construction, and the intended use of any proposed buildings or structures?

Yes \_\_\_\_\_ No \_\_\_\_\_

Is there a street abutting the property?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, is there adequate right-of-way along that portion of the street abutting the property?

Yes \_\_\_\_\_ No \_\_\_\_\_

Will the proposed activity conform to the City of Joplin building permit requirements:

Yes \_\_\_\_\_ No \_\_\_\_\_

Will the proposed activity conform to the provisions of the City of Joplin Subdivision Regulations?

Yes \_\_\_\_\_ No \_\_\_\_\_

Will the proposed activity be located within a floodway overlay or floodway fringe overlay district?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, will the proposed activity for which the land use permit is being requested comply with the provisions of the floodway overlay or floodway fringe overlay district?

Yes \_\_\_\_\_ No \_\_\_\_\_

Approved / Denied (circle one)

Signature: \_\_\_\_\_ Date.: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_